



**Agenda
City of Crystal Lake Park
Planning & Zoning Commission
Architectural Review Board Meeting
Frontenac Municipal Complex
10555 Clayton Road, Frontenac, Missouri 63131
Thursday, August 9, 2018 at 7:00 p.m.**

Planning & Zoning Commission/Architectural Review Board Meeting

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Roll Call**
- IV. Approve Agenda**
- V. Approval of February 5, 2018 Planning and Zoning Commission / Architectural Review Board Meeting Minutes**
- VI. Old Business**
 - a. None
- VII. New Business**
 - a. Petition of Nate and Cardina Johnson for Architectural Review Board consideration and approval of the design and materials associated with an addition and renovation project at 2209 Cleek Court within District C of the City of Crystal Lake Park.
- VIII. Adjournment**

Note: The Planning and Zoning Commission / Architectural Review Board may adjourn to closed session to discuss legal, confidential or privileged attorney-client matters pursuant to Section 610.021(1), RSMo. 2000, real estate matters pursuant to Section 610.021(2), RSMo. 2000, personnel matters pursuant to Section 610.021(3), RSMo. 2000, audit matters pursuant to Section 610.021(17), RSMo. 2000, or for any other reason allowed by Missouri law.

The next Planning & Zoning Commission / Architectural Review Board Meeting is scheduled for September 13, 2018 at 7:00 p.m. at the Frontenac Municipal Complex.



Minutes
City of Crystal Lake Park
Planning & Zoning Commission
Architectural Review Board Meeting
Frontenac Municipal Complex
10555 Clayton Road, Frontenac, Missouri 63131
Thursday, August 9, 2018 at 7:00 p.m.

Planning & Zoning Commission/Architectural Review Board Meeting

- I. Call to Order** – Architectural Review Board – Chairperson Liz Negrau called the meeting to order at 7:00 p.m.
- II. Pledge of Allegiance**
- III. Roll Call**

Planning and Zoning Commission (P&Z) / Architectural Review Board (ARB) members:

Present: Chair Liz Negrau, Members Carrie Schroeder, Peg Crockett, Doug Posey, Michael Wolken, Tom Barrett, Alderperson Nancy Brooks [non-voting]

Absent: Vice-Chairperson, Jim Gehringer, Cathy Strubert.

Administrators: Present: City Planning Consultant Ada Hood; City Clerk Angela McCormick, Communications Coordinator Jonathan Carey-Voris,

Absent: City Attorney Paul Martin

Others present: Nate and Cardina Johnson (2209 Cleek Court), Kevin Logan (Kaelo Architecture LLC, Rob and Carol Ann Giovando (2100 Bopp)

IV. Approve Agenda

Commissioner Crockett moved and Commissioner Barrett seconded a motion to approve the August 9, 2018 Agenda. The Commission unanimously agreed to approve it by voice vote.

V. Approval of February 5, 2018 Planning and Zoning Commission / Architectural Review Board Meeting Minutes

Commissioner Crockett moved and Commissioner Schroeder seconded to approve the February 5, 2018 Meeting Minutes. The meeting minutes were amended to correct the date and name. The Commission unanimously agreed to approve them as amended by voice vote.

VI. Old Business

- a. None

VII. New Business

- a. Petition of Nate and Cardina Johnson for Architectural Review Board consideration and approval of the design and materials associated with an addition and renovation project at 2209 Cleek Court within District C of the City of Crystal Lake Park.

Kevin Logan, architect and Nate Johnson, homeowner introduced themselves to the commission.

Mr. Logan addressed regarding the homeowners' plan for an addition to their home which would include a master bedroom and additional living space for family. The addition would enhance the midcentury modern design and keep lines of the home to blend with the existing home with full height windows. The brick will be painted to match color scheme of home for one homogenous building.

Mr. Johnson, the homeowner stated that they moved from the Central West End to Crystal Lake Park, fell in love with neighborhood and wanted to stay. According to him, the home always seemed unfinished, he pointed out that at one time there was a green house on the property that has been removed. The plan is a design feature to add a section to the home where it looked unfinished.

Chairperson Negrau asked if there were any comments from the board.

Commissioner Crockett stated that she is concerned about sweet gum tree and she felt is amenable to this tree to be taken down and further noted that since 4 trees are being removed, to replace with four trees; such as a type of oak.

Mr. Johnson stated that he does not see that as a problem. He had a structural engineer look at 20" caliper tree, it was recommended to remove that tree because it has been damaged and pushing on the foundations. The inside of the tree is damaged. He stated that he does not have a problem in replacing trees, just in a different location.

Chairperson Negrau stated that the addition will be where one of the trees will be located. She asked about the health of the sweet gum tree.

Mr. Logan stated that the addition would compromise the roots of the tree. roots.

Chairperson Negrau asked how far back could the foundation be poured to save the tree.

Mr. Logan stated that the canopy about 20 feet and the homeowners wanted a southeast view, with a large tree, they would lose view over time. He recommended a Japanese maple which is about 15' tall.

Chairperson Negrau asked how would taking the tree down affect Country Club Drive regarding shade. She is concerned that in removing tree would impact the park like setting; in terms of the addition, are there options for working around the tree.

Mr. Logan stated that if the addition goes to the south, they are fighting the setback. The homeowners want a two-story entertainment space. If the additions goes to the rear of the house, again, they fight the set back. He proposed another oak tree, push it more towards the north, the homeowners would still have the view to the southeast and over time a shade tree would grow back.

Commissioner Posey asked about water drainage in relations to the swale on the south side because this is a large increase of the footprint on the lot.

Mr. Logan stated that he would look into a rain garden, the water would go into the swale. They could create a rain garden with 3-4 feet sand fill to allow water to drain slowly and have the swale to channel the water.

Commissioner Crockett asked what types of plants would be installed in the rain garden.

Mr. Logan stated native grasses that grow in wet environment, decorative rocks and water type plants.

Mr. Logan presented color swatches to the board, grayish tone and bronze vinyl windows. They wanted to choose an accent color. The soffit, fascia and downspouts will match vinyl windows. The brick will match the texture then painted to match the house. Garage door with be an aluminum door with frosted glass and bronze to match.

Chairperson Negrau stated that she had no concern over the garage or colors. Everything appears to be within the regulation.

City Planner Hood recommends that the Architectural review Board approve the project subject to the following:

1. That the driveway features tinted concrete, exposed aggregate, brick pavers or stamped concrete; and
2. That the applicant applies brick veneer to the existing exposed concrete foundation along the west elevation, to within 18" of grade, or screen the exposed concrete foundation, as required by the ARB; and
3. That the applicant plants a new oak tree in the front yard to fully replace (tree for tree) the trees removed, unless waived by the ARB.

Commissioner Crockett asked if the tree needed to be planted in front.

City Planner Hood stated no.

Chairperson Negrau stated that the tree could be moved more towards center or north to provide more shade.

Mr. Logan stated that they could move the tree north, still have shade and protect view.

City Planner Hood stated that the exposed concrete foundation will be painted to match home. This is located at the west elevation, rear of the house.

Commissioner Posey asked if the chimney was the same height as new roof line at north elevation.

City Planner Hood pointed out that the chimney still sticks out above the home.

Mr. Logan stated that it would match the existing elevation.

Commissioner Barrett encouraged longer eaves.

Mr. Logan stated that they did do longer eaves however were unable to due to setback.

City Planner Hood stated that if the board is amenable, both she and Building Commissioner John Morgan would work with architect regarding the eaves.

Chairperson Negrau asked if there would be the variance from this plan.

Mr. Logan stated that it would be about a foot difference.

Chairperson Negrau asked for guidelines on the age of the tree.

Mr. Logan stated that a 3" caliper tree would be the best option.

City Planner Ada stated that a 3" minimum for oaks to grow quicker.

City Planner, Ada Hood, presented the petition to the Architectural Review Board.

The applicant is requesting approval of an addition and renovation project on the subject site. The overall project consists of the following work:

1. A new master bedroom addition on the southeast corner of the existing home. The new master bedroom will sit a little higher than the existing home (split-level).
2. Two new bedrooms, a bath and bar area will be built below the new master bedroom.
3. A new 2-story sunroom will be built at the basement level, next to the bedrooms.
4. The existing garage (located at the northeast corner of the existing home) will be removed and a new 2-car garage will be built.
5. A new mud room and breakfast room will be added behind the new garage.

The proposed addition is in compliance with all applicable zoning regulations. The design is in keeping with the existing home, featuring angled roof slopes and consistent windows and doors throughout. Overall, the design and materials are high quality and aesthetically appealing. The applicant is in attendance with color and material samples for the Board's consideration.

Vote for Approval - Chair Negrau called for a motion to approve the petition of Nate and Cardina Johnson's petition for of the design and materials associated with an addition and renovation project at 2209 Cleek Court within District C of the City of Crystal Lake Park.

Member Crockett moved and Member Schroeder seconded a motion to approve the petition of Nate and Cardina Johnson's petition for of the design and materials associated with an addition and renovation project at 2209 Cleek Court within District C of the City of Crystal Lake Park.

Motion to approve subject to the following:

In regards to the stamped concrete, the ARB will waive exposed foundation as long as matches the home. They will waive the tree for tree except the tree in front of house be replaced with a 3" oak, east side of house a total of three trees.

Roll Call Vote: Chair Liz Negrau aye, Members Carrie Schroeder - aye, Peg Crockett - aye, Doug Posey - aye, - aye, Tom Barrett - aye

Absent: Vice-Chairperson, Jim Gehringer, Cathy Strubert. Michael Wolken

Chairperson Negrau declared the motion passed.

City Planning Consultant Ada Hood will work with the Johnsons and Mr. Logan and will contact John Morgan, the city's Building Commissioner regarding the board's approval.


VIII. Adjournment

There being no further questions or business before the P&Z/ARB, Member Crockett moved and Member Barrett seconded a motion to adjourn the meeting. The motion was unanimously approved and the meeting adjourned at 8:06 p.m.


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MINUTES RECORDED BY:


Angela McCormick, City Clerk

ATTEST:


Liz Negrau, Chair Planning & Zoning Commission / Architectural Review Board